

Oracle Village

3950 - 3994 N Oracle Rd
SEC Oracle and Roger Roads | Tucson, AZ



Contacts

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Property Overview

- Located in Tucson's largest regional shopping hub and in proximity to Tucson Mall with more than 1.3 million square feet of retail space.
- Across from Super Target and Michaels and nearby Lowe's, Home Depot, The PGA Store, Burlington, Bob's Furniture, Nordstrom Rack and PetSmart
- Situated on Oracle Road, one of Tucson's busiest corridors
- Easy access and great visibility
- Zoning: City of Tucson C-1



±2,824 SF
SUITE 3950 AVAILABLE

±2,031 SF
SUITE 3954 AVAILABLE

Lease Rate
CONTACT AGENT

Traffic Counts
Source: PAG & ADOT

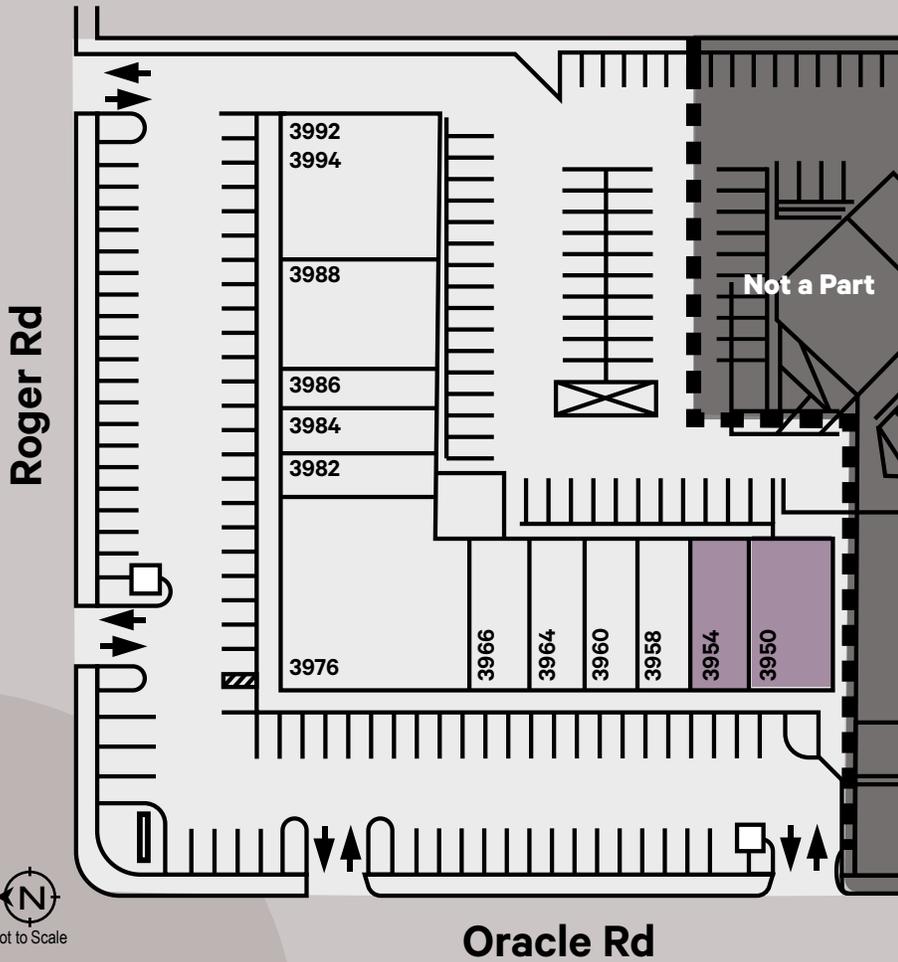
 **42,876 VPD**
ORACLE RD (SR 77) - 2023

 **10,080 VPD**
ROGER RD - 2024

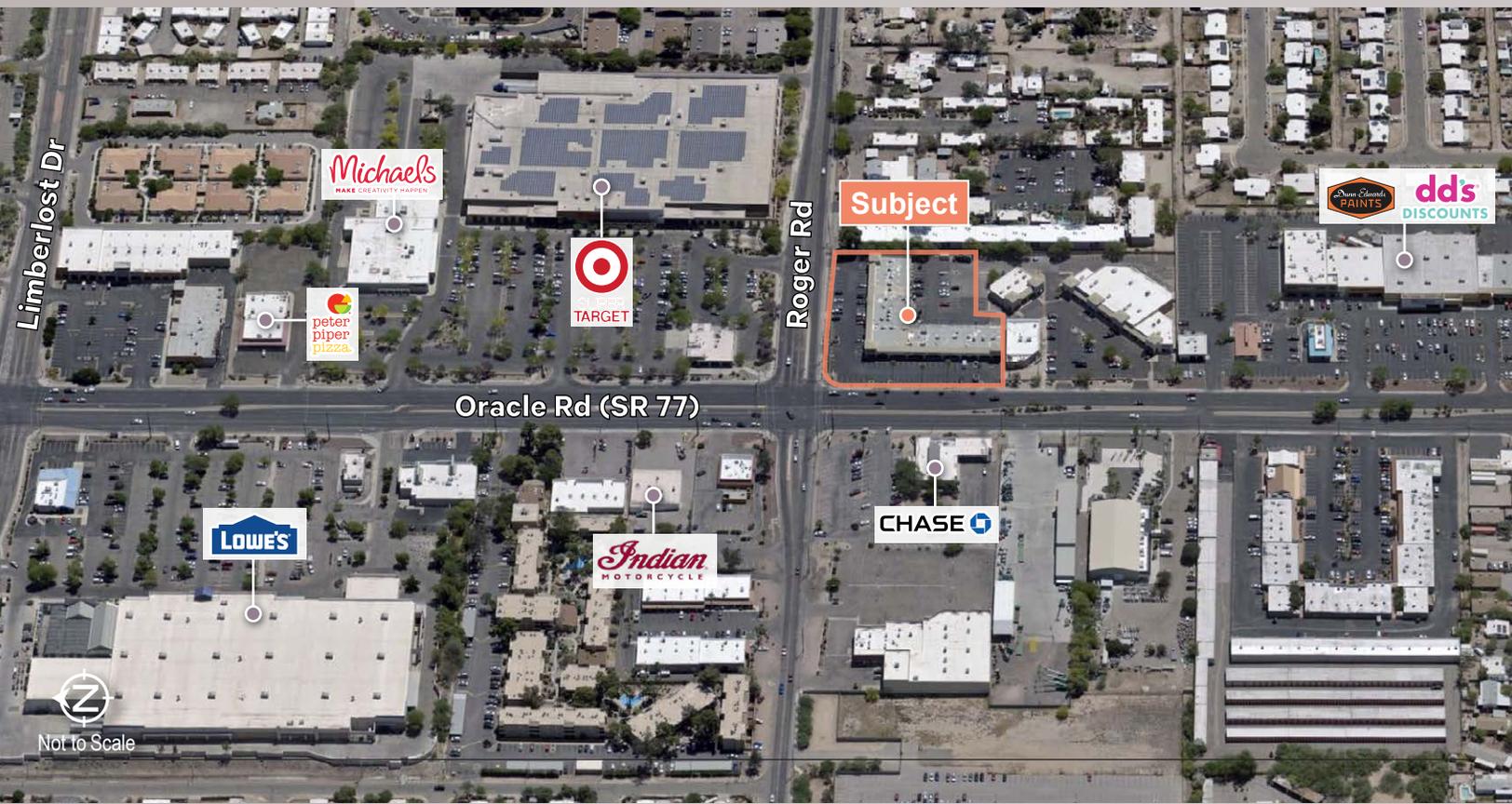
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Site Plan



Address	Tenant
3950	AVAILABLE ±2,824 SF
3954	AVAILABLE ±2,031 SF
3958	Tip Top Nails by Tony
3960	Beloved Built
3964	Pizza Hut
3966	Subway
3976	5.11 Tactical
3982	H&R Block
3984	Nico's Taco Shop
3986	Le Marblanc
3988	Fast Signs
3992-3994	Arcanum Sanctorum



Demographics

Source: ESRI, 2024 Estimates



Population

15,125

1-Mile

103,475

3-Mile

233,391

5-Mile



Daytime Population

19,847

1-Mile

111,055

3-Mile

291,368

5-Mile



Avg Household Income

\$49,647

1-Mile

\$69,059

3-Mile

\$81,792

5-Mile

